



CITY OF HOUSTON

Planning and Development

Bill White

Mayor

Marlene L. Gafrick
Director
P. O. Box 1562
Houston, Texas 77251-1562
611 Walker, 6th Floor
Houston, Texas 77002

T. 713.837.7760
F. 713.837.7703
www.houstontx.gov

July 20, 2009

Dear Planning Department Customer:

Subject: Stormwater Detention and Sight Distance Requirements for Plats

Changes to the Public Works and Engineering's Infrastructure Design Manual were approved on July 1, 2009 and go into effect on July 31, 2009. There are two changes that specifically effect subdivision platting, site plan review and construction plan review. The Planning Department Development Services section will be assisting PWE with the compliance for these new requirements as a part of our Chapter 42 review.

The IDM Chapter 9, Stormwater Design Requirements section has a change that impacts certain single-family residential developments inside Houston's city limits. Chapter 9, H 3 a-c (IDM pg 9-17) describes the required detention provision. Of special interests is paragraph 3 which addresses SFR lots less than 15,000 s.f. and their on-site detention requirement.

Specifically stated: (b) SFR lots of 15,000 s.f. in area or less: SFR lots are exempt from detention if proposed impervious cover is less than or equal to 75.0%. Detention volume of 0.20 acre feet per acre required for impervious cover over 75%.

Existing SFR lots of 15,000 s.f. or less may be further subdivided and exempt from detention provided the impervious cover remains less than or equal to 75.0%.

During subdivision plat review and development plan review, development proposals that contain lots of 15,000 s.f. or less, will be routed to PWE Stormwater Division for compliance review with that section. Your CPC 101 form may identify specific plat notes or conditions addressing these concerns. If necessary you may be referred to the Stormwater Division for consultation prior to recordation or construction plan approval. Additionally, at the time of plan review you will be required to demonstrate the amount of impervious coverage per lot.

The second change has to do with intersection sight distance requirements at certain street intersections, found in Chapter 10, Street Paving Design Requirements. Chapter 10 B 3 (IDM pgs 10-8 and 9) describes the sight distance right-of-way or easement requirement for both properties inside Houston's city limits and in Harris County. These requirements apply to properties adjacent to new street/new street intersections, new street/existing street intersections, and replats at major thoroughfare/major thoroughfare intersections. Replats at

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local/local intersections, local/major collector intersections, and major collector/major collector intersections are exempt. Major thoroughfares and major collectors are specifically illustrated on the current Major Thoroughfare and Freeway Plan.

A scaled drawing will be required at the time of subdivision or development platting depicting the unobstructed visibility right-of-way or easement based on the design criteria. The drawing will be routed to PWE Traffic Division for review. The typical diagram can be found on page 144. The specific criteria for determining the intersection sight distance area is found in the PWE IDM pg 10-8. Prior to recordation of a subdivision plat, development plat or approval of construction plans an executed instrument dedicating to the public an unobstructed visibility right-of-way or easement, in addition to a sealed metes and bounds description of the unobstructed visibility right-of-way or easement, must be submitted to the city. Record information must be shown on the face of the plat. Certain plat notes may be required on the face of plat prior to recordation. The Planning and Development Department will verify that all documents and face of plat descriptions match prior to recordation. If a subdivision plat is not required, PWE Traffic, through their construction plan review will check for compliance.

The Public Works and Engineering Department will begin implementing the changes to the Infrastructure Design Manual July 31, 2009. It is recommended that for purposes of platting property that you become familiar with the Chapter 10 revisions and the new requirements found in Chapter 15 before submitting plats and plans for review. (An example of a separate instrument dedication is attached.)

If you have any further questions regarding this matter, contact Michael Kramer at 713-837-7781.

Sincerely,


W. Michael Schaffer
Deputy Director

WMS:MK

Attachment:

separate instrument dedication example